

# *the* TRURO COMMUNITY CENTER



## **A Message From the Truro Building Committee**

Dear Truro,

It has been a year since the Truro Community Center Project failed to get the votes necessary to fund the additional cost of the proposed COA/Community Center at the Annual Town Meeting.

Since then, the Expanded Building Committee (EBC), the Recreation Department, the Council on Aging, our Board of Selectmen and many interested and concerned citizens have been very active. We, as a committee, have prepared this brochure to inform and mobilize our community for this exciting project. In this arduous process, we have carefully tried to consider the needs of everyone in our community. We envision a place where the diverse population of Truro will congregate, educate, entertain and get to know each other.

Please take a few minutes to read this brochure. We hope it will answer any questions you may have about the proposed Community Center. For more information please contact us at [buildingcommittee@truro-ma.gov](mailto:buildingcommittee@truro-ma.gov).

**Thank you, The Truro Building Committee**

*Tim Dickey, Breon Dunigan, Betty Groom, Paul Kiernan, Martha Nagy,  
Deb Paine, Steven Roderick, Steve Royka, Joel Searcy, Mike Silva, John Thornley*

## **A BRIEF HISTORY**

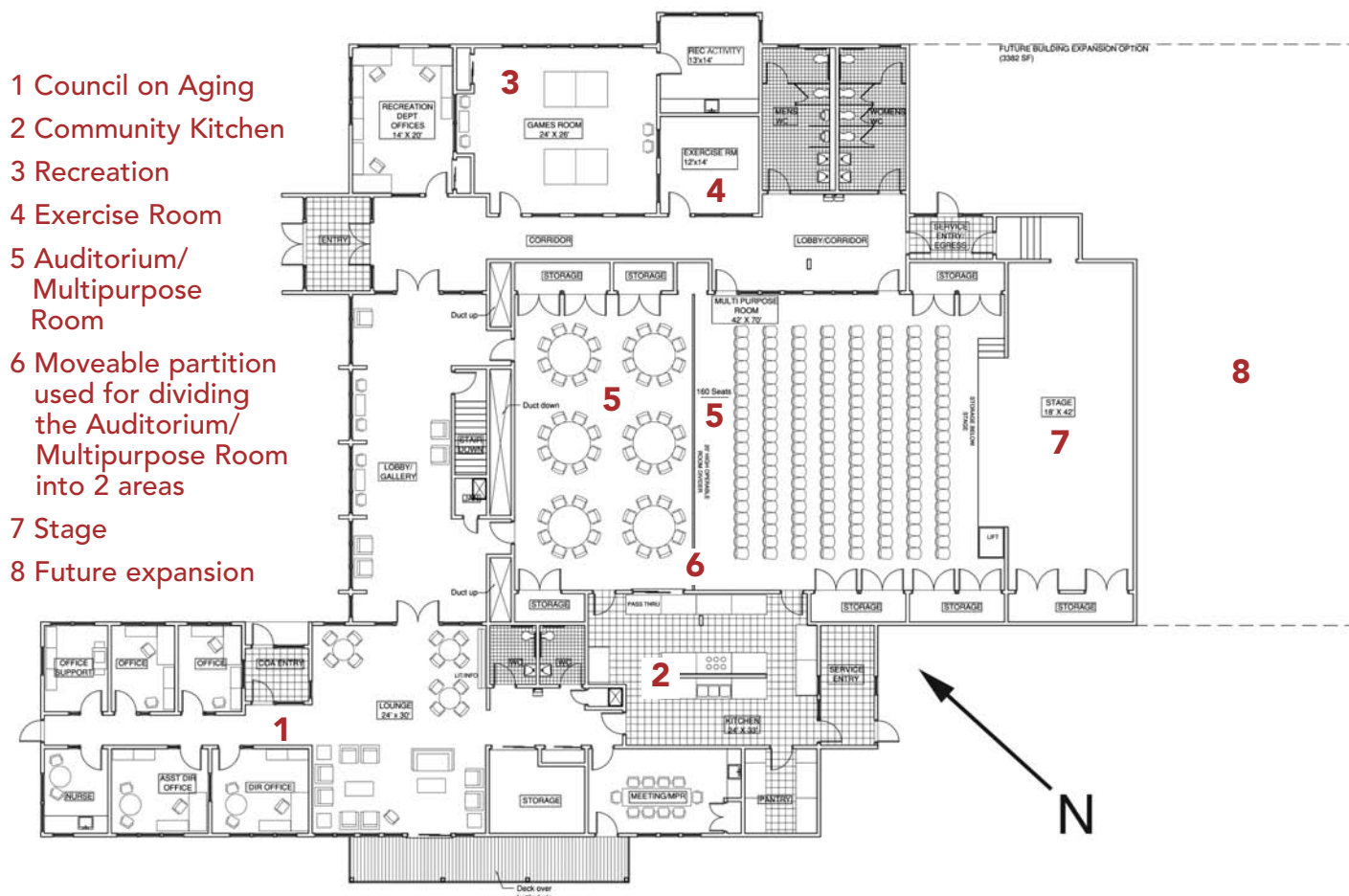
In the 1994 Town-wide survey conducted by the former Council On Aging Director and the Council On Aging Board, the desire for a Community Center was supported by 75% of the non-senior respondents and by 83% of the Senior respondents.

Funding for a Community Center was overwhelmingly approved at a 2003 special Town Meeting. The amount approved was based on a cost estimate of \$200. a square foot, some generalized drawings, and the expectation that the Town would receive a grant of \$600,000.

When the State changed its funding priorities, the grant disappeared. Furthermore, the \$200. per sq. ft. assumption proved to be unrealistically low. Analysis based upon final designs showed \$313. per square foot to be a more accurate figure.

Given the loss of the grant money, concerns about the design, and the underestimated cost of the project, the Community Center's additional funding failed to get the required votes at 2004 Annual Town Meeting.

Because the original design was driven by the legal requirements for obtaining the now unavailable grant, the Selectmen asked the Building Committee and the architects to create a new more integrated design.



The Selectmen required that the new design be both cost effective and as responsive as possible to the needs of the community. To that end a cost-evaluation consultant was hired to work with the Building Committee and the architects to review every stage of the design process and assure the town that the Community Center would meet both requirements.

The intervening two years have seen an escalation in building costs. For example, there has been a 12% increase in 2004 alone. Therefore the redesign will require that the Town vote on an increase to the Truro Community Center construction budget.

## THE DESIGN

The Community Center is positioned away from the Library yet remains close enough to create a campus atmosphere. The setting was designed so that both facilities will have space to grow.

The new design will fully meet the needs of the Truro Council On Aging for the foreseeable future while allowing for eventual expansion.

There will be offices for the Truro Recreation

Department and an indoor facility for its youth and adult programs. The recreation area will include a year-round exercise room available for all ages.

The Community Center will contain a large auditorium/multi-purpose room with a permanent stage at one end. This room may be divided into two smaller but generously sized activity rooms and is served by an adjacent kitchen.

The Community Center will be a facility for community-wide cultural events. It will be a place for town-wide forums as well as Town Meetings. And it opens up the possibilities of theater, dance and music as well as lectures and exhibitions. Yet it will also be a place for casual group recreation, cards, bingo, and knitting and needlework circles.

### Question: Who will use this building?

It is intended for use by everyone in the community.

The Truro Council On Aging and the Truro Recreation Commission will have offices in separate locations and will share the common areas.

The auditorium/multi-purpose room will

be available to community groups and associations for special events. The adjacent kitchen is designed for community use. Other towns report their larger rooms are "booked solid."

For the first time Truro will be able to host large groups without disrupting school activities. It is hoped the Community Center will support youth, family, and senior activities.

This year-round, all-weather facility was designed with the possibility of the following users in mind:

### Annual and Special Town Meetings

After-school programs

Truro Central School

Truro Neighborhood Association

Truro Non-Resident Taxpayers  
Association

The Truro Historical Society

Truro Center for the Arts at  
Castle Hill

Truro Recreation Commission's  
various programs: Summer recreation programs for the towns

youth and our summer visitors,  
Teen night and teen activities,  
youth sports activities, etc.

Association fund raising (indoor  
book, yard and rummage sales)

Truro Treasures events

Truro Tercentenary events

Brownies

Cub Scouts

Girl Scouts

Boy Scouts

Mentoring programs

Drop-in tutor program

Focus groups

Self help group (AA, NA, etc.)  
meetings

The League of Women Voters

Political Committees

Adult Education

Computer instruction

Adult health, fitness and  
sports training

Low impact aerobics

Aerobics

Weight training

Physical education

Yoga

Tai Chi

Stretching classes

Dance classes

Ballroom Dancing

Music, Dance and Theatre venues

Life style (dietary, elder living,  
parenting, etc.) workshops

Holiday programs

Community meals

Family programs

Talent shows

Historical lectures

Cooking classes

Book groups

Literary dinners

Performances

Exhibits

Music instruction and practice

Music group practice

Art Classes

Family Movie night

Exhibitions

Bingo

Ping Pong

Billiards

Various clubs (Bridge, Cards,  
Sewing, etc.)

Boating safety & fishing classes

Drivers Ed, First Aid

Bereavement counseling

Expanded Summer Concert series

as well as both Town-sponsored and  
Privately-sponsored social events, fund  
raisers, public awareness discussions,  
meetings, hearings, concerts, lectures, per-  
formances, dinners and dances.

The renting of the Auditorium/Multi-  
Purpose Room as well as the kitchen  
facilities for private functions is a possibility.

The Community Center will serve as the  
perfect place for a community bulletin  
board to alert the community to events,  
sales, projects, requests for volunteers,  
youth employment, babysitters, youth yard  
assistance, free items, etc.

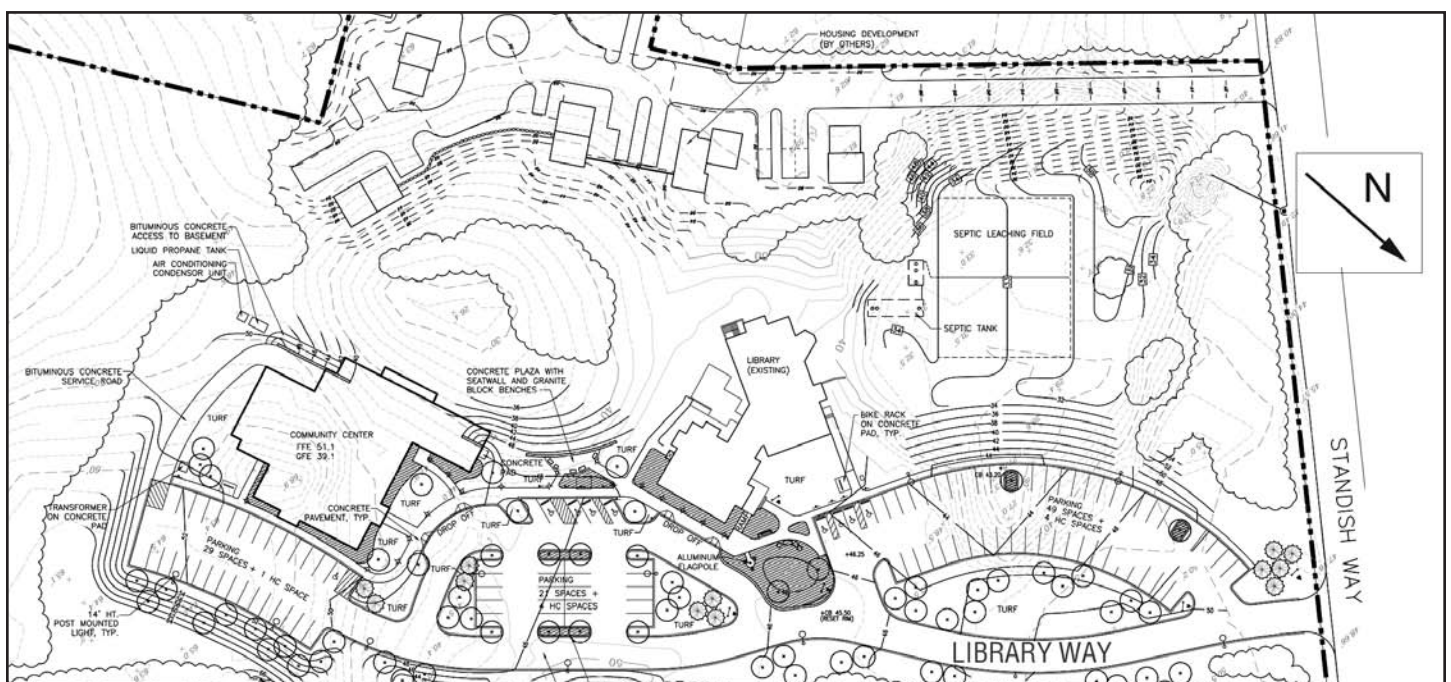
The Community Center is designed to  
benefit the whole town. It is hoped and  
projected that this building will draw all  
parts of the community together.

As the diverse population uses the space,  
our sense of community will expand. The  
Center will foster all kinds of interaction  
that can only benefit the Town as a whole.

### Question: Why are we over budget?

The original 2002 budget was based on a  
preliminary concept of the facility, not on a  
finished set of plans. The 'cost [\$] per  
square foot' figure initially used to evaluate  
the project was later found to be unrealistic  
as the intervening two years have seen a  
rapid escalation in municipal building  
costs as well as building costs in general.

There is also the 'Truro Factor'. This intangi-  
ble cost is similar to the 'Island Factor' asso-  
ciated with Nantucket and Martha's



Vineyard. It is the additional cost incurred by contractors to conduct business in what is considered to be a 'remote location'. Municipal construction mandates the employ of union labor. Union rules mandate employees be compensated for traveling long distances and/or for living expenses while on the job. This compensation translates into higher labor costs for the town.

**Question: Why not use less expensive (cheaper) materials?**

The proposed materials are appropriate for a multi-purpose building. More costly materials were rejected as unnecessary as were cheaper materials in order to avoid costly maintenance, rehabilitation and/or replacement.

**Question: Isn't this the same building that funding was rejected for last spring?**

This is not the same building.

The spaces in the proposed facility are the result of a thorough review by the Building Committee. Examination of the new design will show greater economy of space and a reconfiguration of the foot-

print with special attention paid to retaining the possibility of future expansion.

**Question: Why won't a smaller version work?**

All the activities proposed for the building will not work with a smaller version.

After careful review of the present and future needs of the Town, the Building Committee felt that all the components of this design are necessary to serve the Town's current needs and to allow us to expand in the future.

Additionally, we have looked at Wellfleet's experience with their two year-old Council On Aging building. Their larger room is fully utilized and they regret not having a basement for expansion.

Truro's facility is designed with a basement area that will allow for Community Center expansion.

Our experience at the Truro Public Library, which just expanded into its basement area, indicates that future needs may come sooner than expected. Further, Truro's Town Hall was fully utilized on day one.

## IN CONCLUSION

We believe that the building we are proposing will become the heart of the community—a place where both young and old will gather—at times each group attending to its own concerns, at others, sharing programs, entertainment and on occasion, meals.

It will be a place where we can come together to discuss problems and find solutions. It will be a place for us to share our interests through forums, concerts and exhibitions... a place where a few of us can gather just to chat.

We believe it will be all these things if only we build it.

### PUBLIC FORUM

March 29, 7pm (school gym)

**PRE-TOWN MEETING** April 11

**TOWN MEETING** April 25

**TOWN ELECTION** May 9

### CONTACT US

[buildingcommittee@truro-ma.gov](mailto:buildingcommittee@truro-ma.gov)